

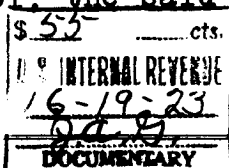
Deed Record, No. 59.

Robert A. Breeding, Sheriff,) Filed for record the 20th day of June A.D. 1923,
 to (Sheriff's Deed, at 3/10 o'clock P.M.
 John A. Guiher, Trustee.) #1766 Fee \$.90 ✓ Olive M. Garrison, Recorder.
 THIS INDENTURE, Made the 19th day of June A.D., 1923, by and between Robert A. Breeding, Sheriff.

of Madison County, Iowa, of the first part and John A. Guiher of Winterset, Iowa, as trustee for Vera Kohl Grimes, R.H. Grimes, and widow and heirs-at-law or devisees or legal representatives of the estate of L.R. Grimes, deceased, as their interest arise under the judgment hereinafter referred to, of the second part, Witnesseth: THAT WHEREAS, By virtue of a special execution directed to W.H. Wright, the then acting Sheriff of Madison County, Iowa, dated the 6th day of April A.D., 1921, and issued out of the Clerk's office of the District Court of the State of Iowa, in and for Madison County, under the Seal of said Court, upon a judgment rendered in said District Court in cause No. 12354, on the 8th day of October A.D. 1920, in favor of L.R. Grimes and Vera Kohl Grimes, and Robert H. Grimes and against James A. Hartley, et al., for the sums as follows: Nineteen Thousand Seven Hundred Sixty-eight & 26/100 (\$19768.26) Dollars, in favor of the L.R. Grimes, Twenty-seven Thousand Four Hundred Fifty-eight & 42/100 (\$27458.42) Dollars in favor of Vera Kohl Grimes, and Seven Thousand Nine Hundred & 80/100 (\$7900.80) Dollars in favor of Robert H. Grimes, and for costs, the said W.H. Wright, Sheriff as aforesaid, did, on the 7th day of April A.D. 1922, levy upon the real estate hereinafter described, as the property of the Judgment debtors in said cause, to satisfy the said execution, amounting to Fifty-four Thousand Seven Hundred Forty-seven & 57/100 Dollars including together with interest and accruing costs; and costs of sale, and Whereas, The said W.H. Wright, Sheriff, as aforesaid, gave four weeks notice of the time and place of selling said real estate under said execution, by posting up printed notice thereof, at three public places in Said Madison County, one of which was at the Court House in Winterset where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisonian, a news paper printed at Winterset, Iowa, in said County, immediately preceding the day of ^{the} sale.

And Whereas, the said W.H. Wright, as Sheriff aforesaid, in pursuance of the notice of sale aforesaid, in conformity to law and by virtue of said execution, did, on the 6th day of May, A.D., 1922, at the hour of 2.00 o'clock in the after-noon of said day at the front door of the Court House at Winterset, Madison County, Iowa, expose and offer for sale at public auction, the real estate hereinafter described, and did then and there sell the same at public auction to said L.R. Grimes, Vera Kohl Grimes and Robert H. Grimes for the sum of Fifty-four Thousand Seven Hundred Forty-seven & 57/100 (\$54747.57) Dollars they being the highest and best bidder therefor. NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises, and of the said sum of Fifty-four Thousand Seven Hundred Forty-seven & 57/100 (\$54 747.57) Dollars, so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said Robert A. Breeding, Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said Jno. A. Guiher, as such trustee, party of the second part, his heirs and assigns forever, the following described real estate situated in the County of Madison and State of Iowa, (being the same real estate hereinbefore referred to), to-wit: Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), all of Section Three (3) except Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) thereof; also the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10) in Township Seventy-seven (77) North of Range Twenty-six (26) West of the 5th P.M., Iowa.

To Have and To Hold the said real estate, with all the appurtenances thereunto belonging, to the said Jno. A. Guiher, as such trustee, his successors and assigns forever, as fully and absolutely as the said party of the first part, by virtue of the premises might and could sell and convey the same. In Witness Whereof, the said party of the first part has hereunto set his hand this 19th day of June A.D., 1923.



Robert A. Breeding,
 Sheriff of Madison County, Iowa.

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State of Iowa, Madison County, ss. Be It Remembered, That on this 19th day of June A.D., 1923, before the undersigned, Minnie A. Tyer, Clerk District Court in and for said County, personally appeared Robert A. Breeding, Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said Sheriff, for the purposes therein mentioned. Witness my hand and seal the day and year last above written.

(DISTRICT COURT SEAL)

Minnie A. Tyer,
Clerk District Court in and for Madison Co., Ia.